

## **Estero Palms HOA Landscaping Guidelines**

In order to reduce the backlog and scope of architectural control over homeowners, Estero Palms has adopted the following guidelines for landscaping:

1. Any replacement of existing flowers, shrubs, or ground cover need not be submitted for architectural approval as long as:
  - a. It is being replaced with substantially like material (ie. 2' high bushes are replaced with bushes which will be of a similar height and type).
  - b. Flowers replaced with flowers or similar ground cover.
  - c. Trees replaced with like trees. (Palm for Palm, Oak for Oak)
  - d. Mulch may also be replaced.
2. **Not allowed under any circumstances.**
  - a. Landscaping flowers, bushes or trees placed on easements. This means:
    - i. for the outside lots, nothing on the rear 10' of the property, and nothing on the front 5' of the property.
    - ii. for lots 13, 14, 19, 20, 29, & 30, there is an additional 7'6" easement between those lots.
    - iii. for lots on the pond, there is a 20' lake maintenance easement from the edge of the pond to the back of the lot around the entire lake, and a 5' easement on the front of the lots.
3. The Areca Palms bordering the Estero Palms subdivision, and behind the non-lakeside lots, are now the homeowners responsibility to trim and maintain. They must be kept intact and kept at 50% or more of the predominant hedge density.
4. The Estero Palms HOA Board reserves the right to require a homeowner to remove, modify, or change replanting materials within existing landscape beds if, in the Board's reasonable judgment, the homeowner may have expanded existing planting areas without association permission, and/or deviated from the intent of the landscape guidelines in any way.
5. For all landscaping not discussed here, an architectural request form must be filled out with appropriate drawings and information and submitted to Summit Management Company. The form is available on the Estero Palms website.
6. Any landscaping disputes will be handled as addressed in the Estero Palms HOA Declarations and Bylaws.